

130.A

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

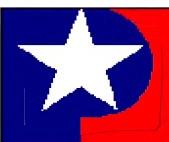
624,000 / 624,000

USE VALUE:

624,000 / 624,000

ASSESSED:

624,000 / 624,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	1
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Owner 1: JIA FAN

Owner 2:

Owner 3:

Street 1: 105 PLEASANT ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LEDUC SHEILA C -

Owner 2: -

Street 1: 105 PLEASANT ST # 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1884, having primarily Asbestos Exterior and 980 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7438																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	624,000			624,000		
							240390
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT		Parcel ID		130.A-0001-0001.0		!14686!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	624,000	0	.	624,000	Year end
2021	102	FV	607,400	0	.	607,400	Year End Roll
2020	102	FV	599,100	0	.	599,100	599,100 Year End Roll
2019	102	FV	605,300	0	.	605,300	605,300 Year End Roll
2018	102	FV	538,600	0	.	538,600	538,600 Year End Roll
2017	102	FV	493,600	0	.	493,600	493,600 Year End Roll
2016	102	FV	493,600	0	.	493,600	493,600 Year End
2015	102	FV	450,900	0	.	450,900	450,900 Year End Roll

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
LEDUC SHEILA C,	68451-258		11/22/2016		539,900 No No
MALCOLMSON LAUR	65128-496		3/30/2015		543,000 No No
LANE SULLIVAN S	63731-580		6/10/2014		515,000 No No
KAPLUS GLENN E	51731-374		9/29/2008		435,000 No No
KAMPPARI SIMO O	48209-333		9/22/2006		411,600 No No
OHATA HEATHER	37171-162		11/26/2002	Family	1 No No
COLLINS DEVELOP	34834-288		2/15/2002		373,000 No No

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/26/2018 Measured												DGM	D Mann										
10/14/2017 Meas/Inspect												HS	Hanne S										

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good			VACANT BUILDING.																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 5 - Asbestos				A HBth:	Rating:																						
Sec Wall: %				OthrFix:	Rating:																						
Roof Struct: 2 - Hip				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1																			
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir: N - NONE				Frl:	Rating:			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: B - Good				CONDOS INFORMATION				Lvl 2																			
Year Blt: 1884		Eff Yr Blt:						Lvl 1																			
Alt LUC:		Alt %:						Lower																			
Jurisdict:		Fact: .						Totals	RMs: 5	BRs: 2	Baths: 2	HB															
Const Mod:								REMODELING				RES BREAKDOWN															
Lump Sum Adj:								Exterior:				No Unit	RMS	BRs	FL												
INTERIOR INFORMATION								Interior:				1	5	2	1												
Avg Ht/FL: STD								Additions:																			
Prim Int Wal 1 - Drywall								Kitchen:																			
Sec Int Wall: %								Baths:																			
Partition: T - Typical								Plumbing:																			
Prim Floors: 3 - Hardwood								Electric:																			
Sec Floors: %								Heating:																			
Bsmnt Flr: 12 - Concrete								General:																			
Subfloor:								Totals																			
Bsmnt Gar:								1				5	2														
Electric: 3 - Typical																											
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 1 - Oil																											
Heat Type: 3 - Forced H/W																											
# Heat Sys: 1																											
% Heated: 100	% AC: 100																										
Solar HW: NO	Central Vac: NO																										
% Com Wal	% Sprinkled																										
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:							
SPEC FEATURES/YARD ITEMS																											
PARCEL ID 130.A-0001-0001.0																IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc								
																											
More: N				Total Yard Items:				Total Special Features:				Total:															